



# Weekly Permit Bulletin

October 29, 2015

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## ***How to use this Bulletin***

### ***To learn more about a project:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### ***To appeal a permit decision:***

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### ***To receive the bulletin by email:***

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Public Storage

**Location:** 1111 118<sup>th</sup> Avenue SE

**Neighborhood:** Richards Valley

**File Number:** 15-103771-LQ

**Description:** Application for Land Use approval for a site specific rezone of a 2.9 acre site from Office and Limited Business (OLB) to Light Industrial (LI).

**Approvals Required:** City Council approval following Hearing Examiner hearing, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance. (Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on August 3, 2015.

**Public Meeting:** November 12, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** See Reader Board

**Date of Application:** January 28, 2015

**Completeness Date:** February 25, 2015

**Applicant:** Greg Kletzly

**Applicant Contact:** Kathryn Jerkovich, BCRA Design, 253-627-4367

**Planner:** Elizabeth Stead, 425-452-2725

**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Radford Building Rezone

**Location:** 11 105<sup>th</sup> Avenue SE

**Neighborhood:** Southwest Bellevue

**File Number:** 15-120755-LQ

**Description:** Application for Land Use approval for a site specific rezone of a 0.29 acre site from Office (O) to Downtown Mixed Use (DNTN-MU).

**Approvals Required:** City Council approval following Hearing Examiner hearing, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance. (Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on February 12, 2015.

**Public Meeting:** November 12, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** See Reader Board

**Date of Application:** August 12, 2015

**Completeness Date:** September 9, 2015

**Applicant:** Tri Western Syndicated

**Applicant Contact:** Colin Radford, Tri-Western Syndicated, 425-455-8942

**Planner:** Elizabeth Stead, 425-452-2725

**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

## NOTICE OF APPLICATION AND PUBLIC MEETING

### Alamo Manhattan Rezone

**Location:** 120 107<sup>th</sup> Avenue SE

**Neighborhood:** Southwest Bellevue

**File Number:** 15-120842-LQ

**Description:** Application for Land Use approval for a site specific rezone of a 0.5 acre site from R-30 to Downtown Mixed Use (DNTN-MU).

**Approvals Required:** City Council approval following Hearing Examiner hearing, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance. (Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on February 12, 2015.

**Public Meeting:** November 12, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** See Reader Board

**Date of Application:** August 14, 2015

**Completeness Date:** September 11, 2015  
**Applicant Contact:** Brent Carson, VNF, 206-623-9372

**Planner:** Elizabeth Stead, 425-452-2725

**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

#### **NOTICE OF APPLICATION AND PUBLIC MEETING**

##### [Vander Hoek Rezone](#)

**Location:** 141 102nd Avenue SE

**Neighborhood:** Southwest Bellevue

**File Number:** 15-120966-LQ

**Description:** Application for Land Use approval for a site specific rezone of a 11,578 square foot site from R-30 to Downtown Old-Bellevue (DNTN-OB).

**Approvals Required:** City Council approval following Hearing Examiner hearing, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance. (Current proposal scope is the same as the previously approved Comprehensive Plan Amendment and is relying upon the DNS issued on February 12, 2015).

**Public Meeting:** November 12, 2015, 7 PM; Bellevue City Hall; 450 110th Ave NE

**Conference Room:** See Reader Board

**Date of Application:** August 17, 2015

**Completeness Date:** September 14, 2015

**Applicant Contact:** Stu Vander Hoek, Vander Hoek Corporation, 425-453-1655

**Planner:** Elizabeth Stead, 425-452-2725

**Planner Email:** [estead@bellevuewa.gov](mailto:estead@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

##### [St. Andrews Commuter Parking](#)

**Location:** 2650 148<sup>th</sup> Ave NE

**Neighborhood:** Eastgate

**File Number:** 15-123269-LA

**Description:** Application for Land Use approval of an Administrative Conditional Use Permit to allow the existing St. Andrews parking lot to be used as commuter parking facility for up to 50 vehicles to offset impacts resulting from the temporary closure of the South Bellevue Park and Ride for the construction of Sound Transit.

**Approvals Required:** Administrative Conditional Use Permit approval, Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 18, 2015

**Completeness Date:** October 20, 2015

**Applicant Contact:** Chris Ward, Sound Transit, 206-903-7790

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

##### [Kelsey Creek Detention Pond Wetland Restoration](#)

**Location:** 1770 124<sup>th</sup> Avenue NE

**Subarea:** Bel-Red

**File Number:** 15-122640-LO

**Description:** Application for Critical Areas Land Use Permit approval within the West Tributary Detention Pond to restore wetlands adjacent to the West Tributary of Kelsey Creek. The restoration will be integrated into the regional detention facility as part of the long-range vision for the site resulting from redevelopment of the Bel-Red corridor.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 3, 2015

**Completeness Date:** October 1, 2015

**Applicant Contact:** Abe Santos, City of Bellevue Utilities, 425-452-6456, [asantos@bellevuewa.gov](mailto:asantos@bellevuewa.gov)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

#### **NOTICE OF APPLICATION**

##### [Tam Phan 4 Lot Short Plat](#)

**Location:** 4442 159<sup>th</sup> Ave SE

**Neighborhood:** Newcastle

**File Number:** 15-124560-LN

**Description:** Application for Preliminary Short Plat approval to subdivide an existing parcel in

the R-5 zoning district into 4 single-family lots. SEPA review is included as the size of the lot is an acre.

**Approvals Required:** Preliminary Short Plat approval, Land Use approval, Concurrency Review and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 29, 2015

**Completeness Date:** October 19, 2015

**Applicant Contact:** Vinh Vong, 206-390-6422

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lechulsky@bellevuewa.gov](mailto:lechulsky@bellevuewa.gov)

## NOTICE OF APPLICATION

### Donelson Residence

**Location:** 354 W Lake Sammamish Parkway NE

**Subarea:** Northeast Bellevue

**File Number:** 15-124589-LO and 15-122530-LS

**Description:** Application for Critical Areas Land Use Permit approval to reduce the setback from a steep slope critical area and exceed the maximum limit on impervious surface coverage. A Variance from the Land Use Code is proposed to reduce the setbacks from access easements on the property. These approvals are requested to allow remodeling of the existing house on the property.

**Approvals Required:** Critical Areas Land Use Permit approval, Land Use Code Variance approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 30, 2015

**Completeness Date:** October 19, 2015

**Applicant Contact:** Patrick Hungerford, Hungerford Architects, 206-290-9818,

[hungerfordarchitects@gmail.com](mailto:hungerfordarchitects@gmail.com)

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)

## NOTICE OF APPLICATION

### Zhao Residence

**Location:** 799 96<sup>th</sup> Ave SE

**Subarea:** Southwest Bellevue

**File Number:** 15-121137-LO

**Description:** Application for Critical Areas Land Use Permit approval to modify steep slope critical area and buffers to construct a new single family residence.

**Approvals Required:** Critical Areas Land Use Permit approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** August 19, 2015

**Completeness Date:** September 18, 2015

**Applicant Contact:** Tong Wang, T & S Design Associates Inc., 425-485-3791,

[tongsusu@gmail.com](mailto:tongsusu@gmail.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)

## NOTICE OF APPLICATION

### Yu 130 Short

**Location:** 4757 130<sup>th</sup> Ave SE

**Subarea:** Factoria

**File Number:** 15-116984-LN

**Description:** Proposed preliminary short plat to subdivide an approximately 15,908 square foot parcel into 2 single family lots in the R-5 zoning district.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Exempt

**Minimum Comment Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** September 1, 2015

**Completeness Date:** October 1, 2015

**Applicant:** Daoguang Yu

**Applicant Contact:** Julia Wang, 425-443-7540, [jwang98052@gmail.com](mailto:jwang98052@gmail.com)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)



## **Notice of Decision**

### **NOTICE OF DECISION**

#### **Lee Short Plat**

**Location:** 4335 120<sup>th</sup> PL SE

**Neighborhood:** Factoria

**File Number:** 14-147622-LN

**Description:** Preliminary Short Plat approval to subdivide an existing parcel into two single family lots. No construction is proposed.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to appeal a project

**Date of Application:** December 16, 2014

**Completeness Date:** January 9, 2015

**Notice of Application Date:** January 15, 2015

**Applicant:** Mei Xian Lee

**Applicant Contact:** Paul Nicholson, 425-885-3730

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

### **NOTICE OF DECISION**

#### **Kahn Sunroom and Deck Critical Areas Land Use Permit**

**Location:** 14435 NE 16<sup>th</sup> St

**Neighborhood:** Wilburton/NE 8th St.

**File Number:** 15-118531-LO

**Description:** Critical Areas Land Use Permit approval to construct an addition within the 50 foot structure setback from Kelsey Creek a Type F stream. Per Land Use Code Section 20.25H.055, the proposed addition is 373 square feet and includes a deck over an existing concrete patio.

**Decision:** Approval with Conditions

**Concurrency Determination:** N/A

**SEPA:** Exempt

**Appeal Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to appeal a project

**Date of Application:** July 15, 2015

**Completeness Date:** August 13, 2015

**Notice of Application Date:** August 27, 2015

**Applicant Contact:** Louis Kahn, 425-444-7100

**Planner:** Leah Chulsky, 425-452-6834

**Planner Email:** [lchulsky@bellevuewa.gov](mailto:lchulsky@bellevuewa.gov)

## **NOTICE OF THRESHOLD DETERMINATION**

### **Lessing Restoration**

**Location:** 14811 SE 66<sup>th</sup> St

**Subarea:** Newcastle

**File Number:** 15-119120-GJ

**Description:** SEPA Threshold Determination to restore steep slope critical areas within the City of Bellevue Coal Creek Park, resulting from unpermitted construction of trails and structures by neighboring property owners. The proposed restoration is required to remove enforcement action #14-144193-EA.

**Decision:** Approval

**Concurrency Determination:** N/A

**SEPA:** Determination of Non-Significance is issued. Refer to page one for how to appeal SEPA.

**Appeal Period Ends:** November 12, 2015, 5 PM. Refer to page one for information on how to appeal a project.

**Date of Application:** July 27, 2015

**Completeness Date:** September 25, 2015

**Notice of Application Date:** October 1, 2015

**Applicant Contact:** Robin Lessing, 425-643-0247

**Planner:** Reilly Pittman, 425-452-4350

**Planner Email:** [rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)